| 176.0 | 0008 | 0016.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 915,400 / | 915,400 |
| | | | | | USE VALUE: | 915,400 / | 915,400 |
| | | | | | ASSESSED: | 915,400 / | 915,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 74 | | LANCASTER RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LISTER JAMES J & MAUREEN A |
| Owner 2: | TRS/ LISTER FAMILY REVOCABLE |
| Owner 3: | TRUST |
| Street 1: | 74 LANCASTER RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LISTER JAMES J/ETAL - |
| Owner 2: | LISTER MAUREEN A - |
| Street 1: | 74 LANCASTER ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1996, having primarily Clapboard Exterior and 2630 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6094.000 | 493,400 | | 422,000 | 915,400 |
| Total Card | 0.140 | 493,400 | | 422,000 | 915,400 |
| Total Parcel | 0.140 | 493,400 | | 422,000 | 915,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.06 | /Parcel: 348.06

**Legal Description**

**User Acct** 118946

**GIS Ref**

**GIS Ref**

**Insp Date** 07/03/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 176.0-0008-0016.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 493,400 | 0 | 6,094. | 422,000 | 915,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 478,500 | 0 | 6,094. | 422,000 | 900,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 478,500 | 0 | 6,094. | 422,000 | 900,500 | 900,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 377,500 | 0 | 6,094. | 415,900 | 793,400 | 793,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 359,500 | 0 | 6,094. | 319,500 | 679,000 | 679,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 359,500 | 0 | 6,094. | 301,400 | 660,900 | 660,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 359,500 | 0 | 6,094. | 277,300 | 636,800 | 636,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 355,300 | 0 | 6,094. | 259,200 | 614,500 | 614,500 | Year End Roll | 12/11/2014 |

!13819!

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 17:47:39 |

**LAST REV**

| Date | Time |
|---|---|
| 09/10/19 | 09:26:57 |
| danam | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 13819

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LISTER JAMES J/ | 71354-352 | 1 | 7/23/2018 | Convenience | 10 | No | No | | |
| COLLINS DEV. CO | 26555-497 | | 8/2/1996 | | 262,750 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 118946 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/4/2019 | 463 | Redo Kit | 65,460 | | | | | |
| 1/22/1996 | 10 | | 90,000 | | | | | 28X34 NEW HOUSE |
| 12/5/1995 | 688 | | 5,000 | | | | | FOUNDATION |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/3/2018 | Meas/Inspect | BS | Barbara S |
| 11/13/2008 | Measured | 345 | PATRIOT |
| 1/6/2000 | Meas/Inspect | 243 | PATRIOT |
| 4/10/1996 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6094 | | Sq. Ft. | Site | | 0 | 70. | 0.99 | 6 | | | | | | | | | 421,973 | | | | | | 422,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13990 | Total SF/SM: | 6094 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 421,973 | Spl Credit | | Total: | 422,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1996 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 8.4 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 8.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.19801664 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 154.956 |
| Other Features: | 100423 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 538695 |
| Depreciation: | 45250 |
| Depreciated Total: | 493445 |

## COMMENTS

SUBDIVISION 10/95--NEW HOUSE 1996.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

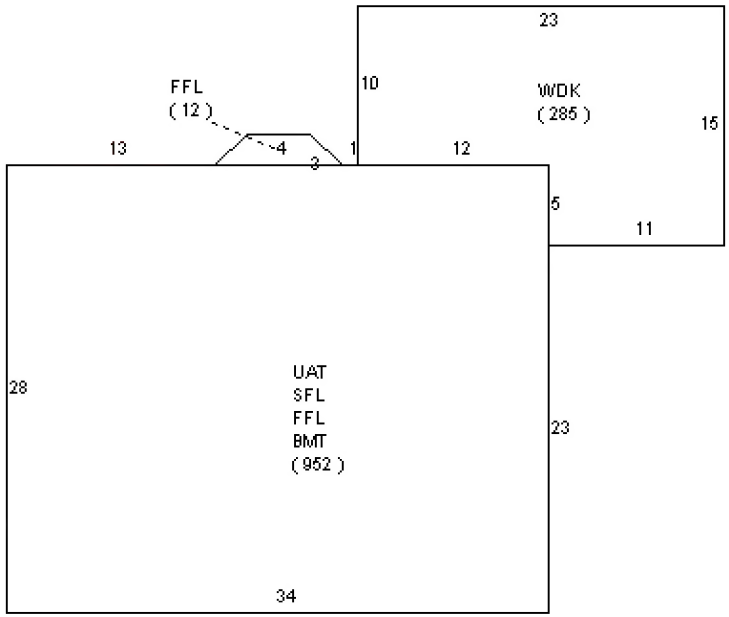
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 170.45 |
| Special Features: | 0 | Val/Su Net: | 145.50 |
| Final Total: | 493400 | Val/Su SzAd | 257.52 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 964 | 154.960 | 149,377 |
| BMT | Basement | 952 | 78.740 | 74,957 |
| SFL | Second Floor | 952 | 154.960 | 147,518 |
| WDK | Deck | 285 | 9.460 | 2,696 |
| UAT | Upper Attic | 238 | 61.980 | 14,752 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,391 | | | Total: | 389,300 |
| Size Ad | 1916 | Gross Area | 4105 | FinArea | 2630 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 75 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

176.0-0008-0016.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|